

VERTICAL FILE  
MIMEOGRAPHED MATERIAL  
★ OCT 31 1939 ★  
O. E. S. LIBRARY

1913  
E2 Ex 81

EXTENSION ACTIVITIES PERTAINING TO  
FARM LANDLORD-TENANT RELATIONSHIPS

Excerpts from the  
Oklahoma Extension Plan of Work  
and  
Annual Report  
1938

Assembled by

Economics Section, Division of Subject Matter

United States Department of Agriculture

EXTENSION SERVICE

Washington, D. C.

1939

## Foreword

Educational activities directed toward land-tenure problems in their broadest aspects, as well as the specific problems growing out of the operation of individual farms under a tenancy system, have received the attention of the Extension Service throughout its quarter century of existence. However during recent years, with a rapid expansion of farm tenancy throughout many sections of the Nation and the growing public concern regarding the implications of this development, the Extension Service has been giving these problems even greater attention and has been developing new and effective methods of attacking these problems through educational procedures.

This assembly of excerpts from the Oklahoma extension plan of work and annual report for 1938, illustrates the approaches and methods being used there and indicates, in part, results being obtained. It is hoped that this material may provide suggestions to other States working intensively in this field which they may use or adapt to their own State conditions.

## Contents

	Page
I. Personnel.....	1
II. Extension organization.....	1
III. Adult and junior phases of work.....	1
IV. Methods and accomplishments.....	3
V. Variations from the plan of work.....	8
VI. Work in cooperation with other agencies.....	8
VII. Outlook.....	9
VIII. Proposed future activities.....	9
IX. Exhibits:	
Program for first annual farm landlord-tenant day.....	12
Letter announcing farm landlord-tenant day to:	
Vocational-agriculture teachers.....	14
County key bankers.....	15
Secretaries of civic clubs.....	16
Contact letter to chambers of commerce.....	17
Letter and questionnaire:	
On tenancy addressed to farmers.....	18
To county agricultural extension agents.....	21
Letter to county agents and attached	
questionnaire for tenants.....	24
Report of Latimer County agent.....	26



EXTENSION ACTIVITIES PERTAINING TO FARM  
LANDLORD-TENANT RELATIONSHIPS

Excerpts from the Oklahoma Extension  
Plan of Work and Annual Report, 1938

I. PERSONNEL

A. Executive in charge. Shawnee Brown, assistant director of extension, in charge of this project. Assistant Director Brown devoted considerable time to working out and formulating the plans of procedure and program of work, acting as chairman of conferences, and in an advisory capacity in formulating policies and in directing the activities of the field forces.

B. Supervisor.--H. A. Graham, supervisor, has devoted his entire time to supervising the work of the project in general, working out details, formulating policies, and supervising the field and office work.

C. Assistant supervisors.--Two assistant supervisors have been employed during the year in the capacity of field men.

II. EXTENSION ORGANIZATION

A. The work of this project has been of a cooperative nature, carried on throughout the State in cooperation with the district and county extension workers, and other agencies. President Bennett, of the Oklahoma A. and M. College, appointed a special advisory board to aid in working out plans and programs. This board consisted of the dean of agriculture and director of the experiment station, the head of the department of agricultural economics, the head of the department of rural sociology, and the extension economist in farm management, including the assistant director of extension.

III. ADULT AND JUNIOR PHASES OF WORK

A. Factors which determined inclusion in year's program:

1. Adult phases.

a. Study of data and statistics on the farm-tenancy problem.  
Since Oklahoma was pioneering in this particular field, it was necessary to procure all available information on farm landlord-tenant problems and to make a thorough study of the situation before planning a method of procedure.

b. Preliminary survey.--In order to gather first-hand information to be used in determining the attitude of both landlords and tenants and their reaction to a number of questions relating to the farm landlord-tenant relationship problem, a preliminary survey was deemed advisable as an "opening wedge."



c. Hearings with landlords and tenants. For further information on the farm tenancy problem, it was felt that farm landlords and tenants should be given an opportunity to discuss freely and frankly their individual and local problems, and to offer suggestions for the solution or remedy of the problems.

d. Contracts.--Before coming out with any definite suggestions or recommendations on contracts, a collection and a complete study of the types used in this State and in other States was deemed advisable. The landlord's and tenant's reaction and attitude toward written contracts and the general type that would be acceptable should be considered.

By summarizing the results of successful farm landlord-tenant relationships, we hoped to find the contractual and personal contributions from both parties that go to make up a satisfactory relationship between landlord and tenant. From a cross section of successful farm landlord-tenant relationships, we should have the basis of a satisfactory contract between landlord and tenant.

## 2. Junior phase.

a. The farm family partnership offers the educational foundation for the development of the universally desired "better tenant." Low farm income, resultant from low soil fertility, one-crop system of farming, and lack of sources of income from other than the one crop upon the farm, gives rise to difficulties between landlords and tenants. Recognizing the cause of such low incomes, the landlord is looking for the "better tenant" with whom he is willing to enter into a more complicated system of farming. The development of the "better tenant" who understands soil-improvement cropping practices and management of livestock operations that may offer supplemental farm income, is looked upon as being a long-time educational program. The training of a large mass of such tenants can occur in no other location than among the families upon the farms, and especially through those existing relationships in which the younger members of the family are members of such rural-youth-training organizations as the 4-H Clubs and vocational agricultural departments of high schools.

The plan accomplishes the following: (1) Stimulates, among children, an interest in the farm; (2) counteracts wanderlust and the lure of fancied opportunities elsewhere; (3) fosters natural desire of young folks to remain at home; (4) promotes good citizenship; (5) leads to better understanding between children and parents; and (6) opens the way for permanent partnership between parents and children.

## B. Ultimate objectives.

1. The consensus among more than 12,000 landlords, owner operators, and tenants throughout the State is that, eventually, ownership should be the ultimate objective of every farmer. They believe the operator of the land should be the owner. This group, however, is of the opinion that unless an ownership program is subsidized with a small down payment and a low



interest rate, and amortized over a long period, a high percentage of farm tenancy can be expected to continue in the future. Regardless of methods of approach to ownership, a higher type of farm tenancy will continue by necessity. Tenure must not only be stabilized; but it must afford a fair living and a feeling of security to the tenant operator so that he may be able, eventually, to accumulate sufficient capital to obtain an equity in a farm.

It is generally agreed that even with an equitable plan of ownership, it will still be necessary for a vast amount of educational work to be done in order to bring about a more satisfactory and closer working relationship between landlords and tenants, a relationship which is necessary for the development of a more stable type of home owner. This is, perhaps, the first step toward the ultimate goal, stability through education.

#### C. Goals for the year.

1. Assemble and analyze available information from census reports, research, and experiment-station data on farm tenancy.
2. Preliminary survey in 15 counties, located in the different type-of-farming areas; and personal interviews with about 20 farm landlords, tenants, and owner operators in each county.
3. Closed-door conferences.--Using 20 selected counties, hold closed-door conferences or sessions with 10 hand-picked landlords and similar meetings with same number of hand-picked tenants. Follow these with a joint committee meeting of 3 selected landlords and 3 selected tenants, this committee to submit a report of recommendations and suggestions for the solution of local farm landlord-tenant problems.
4. Contracts.--Collect copies of all available contracts being used within the State and from outside sources to study and compare. Select from 30 to 50 successful farm landlord-tenant relationships and study and summarize the results from these to hold up as the ultimate goal to attain.
5. Contacts.--Make personal contacts with the heads of various organizations who work for or directly with farmers, confer and meet with the organizations, request their contribution, and determine their attitude and reaction as to the possibilities of a State-wide program.
6. Publicity.--Publicize the farm-tenant problem through those organizations' publications and through the press and radio.

### IV. METHODS AND ACCOMPLISHMENTS

#### A. How the work was done:

1. Data and statistics.--Many conferences were held with authorities on the subject of farm tenancy. All available publications were assembled for study and reference in planning a work program for the department. All



statistical data available on farm tenancy in Oklahoma were procured. The movement of tenants from one section to another was noted, and an attempt was made to find the cause for the large percentage of mobility. It was disclosed that more than 61 percent of the farmers in Oklahoma were tenants and that 54.9 percent, or 69,707, had lived on the same farm 1 year or less. Apparently, this is one of the most serious of the tenant problems. The study further indicated that soil erosion, poverty, illiteracy, and many other undesirable economic and human factors were associated with this high percentage and type of farm tenantry.

2. Preliminary survey.--A preliminary survey made by the 3 field men included 1 county in each of the 15 type-of-farming areas of the State. More than 500 individual farmers were interviewed to obtain first-hand information. The interviews were made with landowners, service agents, tenants, and share croppers in order to learn their attitude and to get an impartial cross section of opinion as to the cause, effect, and remedy for farm tenancy.

3. Hearings were held in 61 counties with landlords to give them an opportunity to identify and discuss their own problems and to offer their suggestions, solutions, and recommendations for bringing about a closer relationship between landlords and tenants. From 10 to 20 leading landlords were assembled behind closed doors within the county; their interest and response were surprising. Discussion indicated that they realized the farm-tenant problem was most difficult and should have special consideration, not only by the landlords and tenants, but also by the business interests in the community. A spirit of cooperation prevailed at all these hearings.

Following the conferences with landlords, the county agents invited a group of from 10 to 20 tenants to a like discussion of the tenant problem. In every instance, the tenants realized as fully as the landlords that the present farm-tenancy system was detrimental to all interests. They, as did the landlords, discussed the problem frankly and freely and offered their cooperation in every possible way to aid in working out a more desirable system of farm tenure.

After these special hearings with landlords and tenants, the two groups were brought together, about 1 month after the first meeting, at which time the landlord-tenant problem was discussed at length. In these joint meetings, both landlords and tenants, after thinking through the problem and discussing the reports from each group, took a much different attitude toward the possibilities of working out a cooperative relationship by and between individuals, in that a closer relationship would be very beneficial to all parties concerned. It would be difficult to overestimate the far-reaching effect of this phase of the program. Many specific instances have been called to the attention of the department of satisfactory relationships being worked out between landlords and tenants as a direct result of these conferences. The meetings usually lasted from 10 a.m. until 4 p.m. Sometimes civic clubs entertained the visiting group during the noon hour.

4. Farm rental contract forms of all types and from various sources have been obtained. These forms have been studied and are filed for future reference and further studies.



Selection of successful relationships. Another step was to interview and study 25 successful long-term tenure relationships, use them as demonstrations for educational purposes, and focus attention on them through public recognition. Many examples of "long-term tenure" are now on file in the department, and many of them have already been studied to determine the reason for their successful relationship. This information is being used as a basis to guide others in working out fair and equitable rental agreements. It is the opinion of both the advisory and county committees that this method of procedure should be used in preference to data and information collected from other sources to determine what fair and equitable rental agreements should be based upon in Oklahoma.

5. Contacts.--The program has been explained before farm women's clubs, farm councils in many of the counties, chambers of commerce, and other civic organizations. Personal contacts and conferences have been held with the officials of practically every farm organization in the State, at which time the farm tenant program was explained and the views of these officials obtained. Several conferences have been held during the year with officials of the Farmers' Union, The Cotton Growers' Association, The Tenant Farmers' Union, The Oklahoma Farm Real Estate Association, The State Bankers' Association, and others, at which the farm landlord-tenant project was discussed and explained. The businessmen in towns and cities realize that short-term farm tenure is detrimental, not only to the land, the landowner, and the tenant, but to the entire commercial welfare of the community. They responded, therefore, in a splendid way by cooperating in calling meetings, entertaining groups of farm landlords and tenants at luncheons, and in other ways giving them encouragement. The Farmers' Union, The State Bankers' Association, The Oklahoma Farm Real Estate Association, chambers of commerce, civic organizations, public officials, the Grange and other farm organizations, are giving their support to this program because they realize the importance of a more stable farm tenure.

6. Publicity.--Articles on farm tenure were written for and published in the Oklahoma Cotton Grower, The Oklahoma Union Farmer, The State Bankers' Journal, The Livestock Journal, and in other official publications of farmers' organizations. Special feature stories have been written for and published in The Texas Farm and Ranch, The Progressive Farmer, The Oklahoma Bankers' Journal, The Kansas City Star, and The Extension Service Review. The farm pages of several large daily newspapers over the State, not to mention short articles run by dozens of county and State papers, carried articles furnished weekly by the Extension News Service. The articles covered practically every step made in developing the program, from the preliminary survey on through to the organization of county committees.

Good use has been made of the radio facilities of the Extension Service in cooperation with KOMA, Oklahoma City.

#### B. Results obtained:

1. Data and statistics.--The following compilations of data and statistics on farm tenancy were distributed: "Data on farm tenancy," "Length of occupancy or mobility of farm tenant operators by type-of-farming area in



Oklahoma," map and "Table I - Length of farm occupancy of owners and tenants by type-of-farming areas in Oklahoma," and "Agricultural data" State of Oklahoma and Murray County. The "agricultural data" sheet was made up for each separate county in the State and given to the agents for their own particular county, along with copies of the State sheet.

2. Preliminary survey.--Results of the preliminary survey were tabulated; also a brief report was prepared which was combined with a report on the farm hearings.

3. Hearings.--(A report on these hearings has been mimeographed and combined with the aforementioned preliminary survey report.) At the close of the conferences with landlords and tenants, county committees of three to five landlords and a similar number of tenants were designated. The county committee is to cooperate with the State department and the local county agents in conducting county-wide educational campaigns, to call the attention of both landlords and tenants to the possibility of working together more closely in studying and solving the tenancy problem, to assist in bringing about a closer working relationship and a more thorough and definite understanding between the two groups, and to serve as a county committee on landlord-tenant arbitration in handling such misunderstandings as may be brought before them for adjudication or settlement.

Many of these county committees have worked out tentative programs and made recommendations to serve as a guide in bringing about a more desirable relationship, a more profitable agriculture, a more contented citizenship, and a more prosperous agriculture. Following are some of the more important factors recommended by these committees: (1) Longer term of tenure is essential; (2) soil conservation must be considered; (3) farm management plans, to be agreed upon by owner and tenant; (4) just compensation for both landlord and tenant; (5) maintenance of improvements to be agreed upon by both; (6) the general standard of tenant housing must be improved; (7) the keeping of farm accounts or records; (8) written memorandum of agreement, to be simple and easily understood; and (9) a fair division of income to both parties.

Specific examples can be cited where individual and institutional owners have worked out satisfactory plans with selected tenants and started them off on the road to home ownership. One landowner in Mayes County has contracted with two of his tenants for the purchase of farms they have operated for several years without a down payment, at a low rate of interest, and amortized over a reasonable period of years. He reports very satisfactory results with this trial method. An institutional owner has sold several farms with a 5 percent down payment, 4 percent interest, and amortized over a period of years. In addition, money has been lent the tenant purchasers to remodel the improvements. The State school land commission is also offering farms for sale on a 10 percent down payment, 3 percent interest, and amortized over a period of 40 years.

(Under Title I of the Bankhead-Jones Farm Tenant Act, passed by Congress in 1937, the Farm Security Administration is making liberal long-term loans to tenants, sharecroppers, and farm laborers in Oklahoma, as well as in



other States, for the purchase of family-size farms. These loans bear interest at 3 percent per annum and are amortized over a 40-year period. Borrowers may elect a variable payment plan in lieu of fixed annual installments, whereby in years of above-normal income they are expected to pay more and in years of below-normal income they will pay less than the annual installment under the fixed repayment plan which amortizes at 4.326 percent per annum. This is a unique provision, being the first instance in national farm-loan legislation that gives recognition to the frequent variability of farm income due to factors beyond the operator's control, and provides a flexible repayment plan predicated on the borrower's ability to pay in terms of net income year by year. In Oklahoma, \$1,520,294 already have been loaned to 264 tenants for the purchase of farms; and during the fiscal year 1939-40 it is anticipated that over 300 additional loans, amounting to approximately \$1,705,342, will be made under this program.)

4. Contracts.--Clauses That Might Well Be Considered in Rental Agreements --a mimeographed two-page summary of pertinent facts, was prepared and made available to county agents for distribution to farmers.

Much study has been given the tenant situation, and as a result of these studies, it is recommended that: (1) Farm rental agreements should be written with a clear memorandum of understanding; (2) a continuous conditional (or an automatic continuation of) year-to-year rental agreement should be made with a reasonable date of written notice for termination of agreement (example: 1-year occupancy - 30 to 60 days' notice; 2-year occupancy - 60 to 90 days' notice; 2 years or more occupancy - 6 months' notice); (3) in case the landlord complies with the minimum standard of housing necessary for the health and comfort of the tenant's family, as prescribed by the Oklahoma statutes, he should be entitled to receive a fair return on his investment; (4) for such improvements made upon the farm, with the written consent of the owner, the tenant should be entitled pay for the unused portion of the value, this to be determined upon termination of occupancy; (5) a landlord should be entitled to compensation for any damages to his property willfully committed or permitted by tenant during the period of occupancy, beyond that resulting from normal depreciation; (6) disagreements that arise between landlord and tenant should be settled by arbitration; and (7) in order to determine a fair and equitable rental agreement between landlord and tenant, the agreement should be tested by setting up a business analysis of the probable or proposed farm operation to be pursued during the rental year.

5. Contacts.--As an indication of the State-wide interest, more than 3,500 people were in attendance for the special day set aside as Farm Landlord-Tenant Day during Farmers' Week at the Oklahoma A. and M. College, August 3, 1938. Many civic clubs over the State brought bus-loads of farmers. Every county was represented by from 5 to 150 people, all very much interested in the general meeting and the five sectional meetings held during that afternoon at which landlords and tenants were the principal speakers, and all taking a very active interest in trying to find a solution to the problem. The day's program is presented, pages 12 and 13.



Farm tenancy questionnaire: In November, a questionnaire was mailed to more than 4,000 farm landlords, owners, and tenants throughout the State. The questionnaire propounded 25 questions most frequently discussed in previous contacts and hearings. The purpose of this study was to obtain a cross section of opinions from the various groups regarding the most vital questions, and to get the attitudes of those groups. More than 40 percent of the questionnaires were returned and tabulated. A complete report and analysis was made and is available.

6. Publicity.--The press in general has been very liberal in the way of State-wide publicity, as well as publicity in farm journals in other States.

## V. VARIATIONS FROM THE PLAN OF WORK

A. Farm Landlord-Tenant Day.--As a climax to the State-wide interest manifested in the farm landlord-tenant situation at meetings held throughout the State, a feature day program--Farm Landlord-Tenant Day--was designated on August 3, during Farmers' Week. Copies of invitational letters are submitted herewith, pages 14 to 16.

B. Questions on farm tenure for Oklahoma.--For a cross section of the collective opinion, ideas, and attitude of landowners, tenants, and others of Oklahoma interested in farm tenancy, 25 questions most often asked and discussed in meetings were mailed to those contacted. The information gathered from responses and comments received in the returns of this questionnaire well warranted inclusion of this step in the year's program. What Landowners and Tenants Are Thinking is a report on this phase of the program.

## VI. WORK IN COOPERATION WITH OTHER AGENCIES

A. Soil Conservation Service.--A. E. Jones, Soil Conservationist, Soil Conservation Service, Salina, Kans., made the opening address at Farm Landlord-Tenant Day. He spoke on the subject, Problems of Stability in Farm Plans. Mr. Jones cooperated further by writing his field men in this district and urging them to attend the program and to bring outstanding landlords and tenants who had done a good job of cooperating with the Service. The Soil Conservation Service field men were invited and attended our county meetings held over the State.

B. Farm Security Administration.--County and home management supervisors have attended our county meetings and have helped to set up the programs. W. J. Green, Assistant Regional Director, Dallas, Tex., delivered the second address at the morning program at Farm Landlord-Tenant Day on the Effect of Land Tenure on Rehabilitation.\* In the afternoon, W. E. West, Oklahoma director, served as chairman of the sectional meeting, How Can Rental Agreements Stabilize Tenure in Oklahoma? Project managers and county supervisors attended the day's program and brought rehabilitation clients with them.

---

\*Scheduled in program to be given by C. M. Evans, Regional Director.



(Under the rural rehabilitation program, which provides operating loans to low-income farmers (a large majority of whom are tenants) unable to obtain suitable credit from other sources, the Farm Security Administration has done considerable constructive work through its tenure-improvement section by promoting the use of equitable long-term written leases.

The State Director of the Extension Service, Ernest E. Scholl, is a member of the Oklahoma State Farm Security Advisory Committee, which serves in an advisory capacity with respect to all phases of the F.S.A. program. In administering Title I of the Bankhead-Jones Farm Tenant Act, which authorizes loans to tenants, sharecroppers, and farm laborers for the purchase of family-size farms at 3 percent interest, amortized over 40 years, this committee recommends to the Secretary of Agriculture the counties which should be designated for each year's program. Farm tenant loans are supported by carefully developed farm and home-management plans for each individual farm and family, so designed as to provide adequate living standards and the maximum income consistent with the managerial ability of the borrower and the soil resources of the farm. The advice and counsel of qualified representatives of the land-grant colleges, agricultural experiment stations, and their extension services are utilized fully in considering basic problems involved in these farm and home-management plans for tenant-purchase borrowers.)

C. Others.--Marshall Harris, Bureau of Agricultural Economics, United States Department of Agriculture, was a speaker on the day's program. He spoke on Laws on the Oklahoma Statutes Affecting Farm Landlord-Tenant Relationships, and made available nineographed copies of his speech to be distributed to Oklahoma county and home demonstration agents. Mr. Harris has also made available other data relating to farm tenancy that have been helpful.

## VII. OUTLOOK

The outlook for 1939 indicates that there will be a greater interest and more cooperation by all agencies in the State in bringing a better understanding and a closer working relationship between farm landlords and tenants than has ever existed, owing to the wide publicity and the vital importance of correcting the farm-tenancy evil that has grown up in the past few decades. The public is becoming conscious of the fact that farm tenure must become more stable before other agricultural-improvement programs can be successfully carried on in an area where 7 out of 10 farmers are renters and where half of the 7 move every year.

We believe, therefore, that the outlook for stabilizing farm tenure is very promising.

## VIII. PROPOSED FUTURE ACTIVITIES

### A. Publications.

1. A Brief Report of the Preliminary Survey and the First Series of Farm Landlord-Tenant Hearings Conducted in 1938.



2. What Landowners and Tenants Are Thinking--a report on returns from a questionnaire mailed to 4,000 landlords and tenants throughout the State of Oklahoma in 1938.

The foregoing booklets, to be mimeographed, will merely set forth results without making any effort toward drawing conclusions.

3. Report of Farm Landlord-Tenant Day Held During Farmers' Week, 1938. To be printed and distributed.

4. Summary of the County Farm Tenant Questionnaire, compiled in the various counties during 1939, and mimeographed.

5. The Farm-Tenancy Situation in Oklahoma from 1890 Through 1938. This publication to be compiled and printed by the State experiment station, in cooperation with the Federal Bureau of Agricultural Economics.

6. Legal Aspects of Present Laws in the Oklahoma Statutes Affecting Farm Landlord-Tenant Relationships. This study, to be made by the State experiment station and the Federal Bureau of Agricultural Economics, will be published.

7. Preparation of a brief outline and suggestions for a fair and equitable rental agreement to be used as a basis for setting up written memoranda of understanding.

8. Extension circular setting forth the observations and results of studies made covering 40 or more successful farm landlord-tenant relationships in the State.

#### B. Conferences.

1. To arrange a conference with the State and Federal governmental agencies (such as the Farm Security Administration, the Soil Erosion Service, Vocational Education, and State Soil Conservation Districts) whose work is affected by farm-tenancy and land-tenure problems in Oklahoma.

2. After having held the above conference, a meeting with the State school land commissioners.

3. Representatives of the Federal land bank.

4. Representative of the Department of Interior, Indian Lands.

5. Institutional owners.

#### C. State meeting of county joint landlord-tenant committees:

1. In 1938, there was conducted during Farmers' Week the first Farm Landlord-Tenant Day. Rather than attempt to duplicate this particular program, it is the thought that an effort should be put forth to bring in the landlord-tenant committees from 60 or more counties over the State. This meeting will probably be held during Farmers' Week.



D. Successful farm landlord-tenant cases:

1. Recognition to successful landlord-tenant relationships that are now operating within the various counties.

2. It is the thought that it will be necessary to work out some sort of measuring stick for local county committees to use in selecting the successful landlord-tenant combinations. These various county committees will have an opportunity to pass upon this measuring stick before definitely setting up the plan.

E. Control of farms.

1. Make a study or preliminary survey in a group of selected counties regarding the number of farms within the county controlled by service agents and institutional owners.

F. Public discussion.

1. It will be the purpose, during 1939, to collect and make available sufficient information to be placed in the hands of county extension workers in order that they may be in a position to conduct community and county group discussions on the farm tenancy situation during 1940.



IX. EXHIBITS

Program for First Annual Farm Landlord-Tenant Day

Twenty-First Annual Farmers' Week

Wednesday, August 3, 1938

Morning Program

Shawnee Brown, Chairman,  
Assistant Extension Director

- 8:15 Problems of Stability in Farm Plans. A. E. Jones, Soil Conservationist, Soil Conservation Service.
- 8:45 Effect of Land Tenure on Rehabilitation. C. M. Evans, Regional Director, Farm Security Administration.
- 9:15 Policies Followed in Placing Tenants Upon Farms and Their Response to Good Improvements. M. B. Williams, Manager, Aetna Farm Mortgage Department.
- 9:45 Laws on the Oklahoma Statutes Affecting Farm Landlord-Tenant Relationships. Marshall Harris, Bureau of Agricultural Economics, United States Department of Agriculture.
- 10:15 Policies of State School Land Commission on Tenure and Soil Conservation. Joe C. Scott, President, State Board of Agriculture.
- 10:45 General Assembly: Ernest E. Scholl, Director of Oklahoma Extension Service, chairman.  
Address--Dr. Henry G. Bennett, President, Oklahoma A. and M. College.  
Address--Mrs. Raymond Sayre, Farm Woman, Ackworth, Iowa.

Afternoon Program

Five Panel-Discussion Sections will meet at 1:30 p.m.--  
Places to be announced.

Section I. How Can Rental Agreements Stabilize Tenure in Oklahoma?  
Led by Dr. Peter Nelson, Head of Agricultural Economics Department,  
Oklahoma A. and M. College.

Chairman of panel: W. E. West, Farm Security Administration.

Suggested subjects:

1. Third and Fourth Rental System.
2. Livestock Share and Other Lease Forms.
3. Privilege Rents.
4. Arbitration.



Section II. The Effects of Insecurity of Operators Upon Home and Community.  
Led by O. D. Duncan, Head, Rural Sociology Department, Oklahoma A. and M. College.

Chairman of panel: H. J. Denton, Oklahoma Public Welfare Commission.

Suggested subjects:

1. Effects Upon Social Organization, Institutions.
2. Effects Upon Social Participation.
3. Effects Upon Stability of Farm Population.
4. Effect Upon Farm Family Living.
5. Effect of Equitable Credit Plan Upon Farm Family Security.

Section III. To What Extent Should Farm Tenancy Be Reduced in Oklahoma?  
Led by Harold A. Miles, Extension Economist.

Chairman of panel: W. A. Connor, State Extension Agent.

Suggested subjects:

1. Steps to Farm Ownership.
2. The Relation of Tenants to Landlords.
3. Division of Risks in Farming.
4. The Chronic Tenant.

Section IV. Tenancy and Farm-Family Living. Led by Norma M. Brumbaugh, State Home Demonstration Agent.

Chairman of panel: Lola Clark Pearson, Associate Editor, Farmer-Stockman.

Suggested subjects:

1. What Is the Effect of Tenancy Upon the Farm Family's Food, Shelter, Clothing?
2. What Effect Does Tenancy Have Upon the Security, Stability of Family Members?
3. Is Tenancy Good or Bad for the Family? For the Community?
4. Does Tenancy Have Any Effect Upon the Quality of Rural Citizenship?
5. What Changes Can Be Made in Our Tenancy System To Promote Better Homes and Happier People?

Section V. The Farm Family Partnership. Led by M. N. Beeler, Associate Editor, Cappers' Farmer.

Chairman of panel: J. B. Perky, Vocational Agriculture Supervisor.

Suggested subjects:

1. A Debt-Free Start.
2. Experience in Management.
3. Accumulation of Capital and Training.
4. Stimulating Interest in Farm and Home.



Copy Stillwater, Oklahoma  
July 16, 1938

TO ALL VOCATIONAL AGRICULTURE TEACHERS (WHITE)

Re: FARM LANDLORD-TENANT DAY

You will find enclosed ten copies of the Farm Landlord-Tenant Day program. Our suggestion is that you place these in the hands of the people whom you would like to see attend.

We have discussed this program with your supervisors and no doubt you will have some commitment from them in regard to attendance.

Civic organizations, Government agencies, corporate land-owners, and individuals are cooperating in the move to see that their particular county and community are well represented at this State-wide meeting. It is our hope that you will be able to devote some time in helping to arrange a similar movement in your own community.

You will note the subject of "Farm Family Partnership" with Mr. Beeler as leader and Mr. Perky as chairman. We have invited in some fifteen dads and sons who are actually operating a farm family partnership. It is our thought that you will have several dads and sons in your community who will be especially interested in this discussion.

We do solicit your assistance and cooperation in getting a large delegation of farm people to attend this feature day.

Yours very truly,

s/ H. A. Graham, Supervisor  
Farm Landlord-Tenant Program

Enc.  
APPROVED:

s/ Ernest E. Scholl  
Director



Copy

Stillwater, Oklahoma  
July 16, 1938

Written individually to -  
County Key Bankers  
of Oklahoma

Dear Mr. -----

Re: Farm Landlord-Tenant Day

Wednesday, August 3, will be FARM LANDLORD-TENANT DAY here at the Oklahoma A. and M. College during Farmers' Week. We want to take this means of extending you, as a county key banker, a personal invitation to be with us on this particular day here on the campus. A worth-while program is being planned, and vital problems concerning both landlords and tenants will be discussed at length.

Civic organizations, corporate landowners, governmental agencies, county agents, and individuals are working together in most all counties to have a representative group of farmers here on the campus of the Oklahoma A. and M. College on August 3. Any cooperation you may give us will be appreciated.

Mr. Hurd, chairman of your State agricultural committee, has accepted a place on the afternoon program. Other agricultural leaders are planning to attend, and we expect more than 3,000 farm men and women on August 3. It is hoped that a meeting of this kind will bring about a better understanding between landlords and tenants, and we feel that we will be able to strengthen our program with farm people after we have the views of outstanding agricultural leaders on this vital problem.

We hope that you will be able to attend in person on the above-mentioned day, Wednesday, August 3, and are enclosing a program for the day's activities.

Sincerely yours,

\_\_\_\_\_  
Ernest E. Scholl  
Director



Copy

STILLWATER ROTARY CLUB

July 25, 1938

Dear Fellow Secretary:

Re: Invitation

In cooperation with the Farm Landlord-Tenant Department of the Extension Division, Oklahoma A. & M. College, we are inviting the attention of your rural-urban or community service committee to participate in FARM LANDLORD-TENANT DAY by bringing a group of your farmer friends who are interested over to attend this State conference on August 3.

Farm tenancy is perhaps one of our most serious agricultural problems and our businessmen can aid in working out a corrective solution through using their influence with landowners and tenants as most of our communities depend more or less on income from agriculture.

Chambers of commerce and other civic clubs are being invited to cooperate in bringing farmers over to this meeting. Therefore, it may be advisable for you to contact other organizations in your city so that all may cooperate in bringing over a good delegation from your town. Your chamber of commerce secretary, county agent, or vocational teacher may be called on to cooperate. Phone them.

Delegations from practically every town are expected to drive over and spend the day attending the meeting and visiting the A. & M. College. Merchants catering to the farmer trade usually are glad to participate. Farm landlords should also be interested in bringing over their tenants.

You will note that the best authorities in the country are to be on the program. The most interesting feature is the sectional meetings in the afternoon. Come over and see us Wednesday, August 3.

If you can get your club interested and will bring over a group, it will be appreciated. Thanks for your cooperation.

Yours Rotarily,

s/ Wylie B. Reed, Secretary  
Stillwater Rotary Club

P.S. Pardon mimeographed letter



Copy

Stillwater, Oklahoma  
May 3, 1938

SECRETARY-MANAGERS  
CHAMBERS OF COMMERCE

Dear Sirs:

Re: Farm Tenant Problem

Due to large scale tractor farming, thousands of small farmers are moving from the western part of the State over into the eastern and southeastern counties.

Many of the western farmers are enlarging their units to 640 to 1000 acres or more, while the small farmers with team equipment are moving out, causing a realignment of economic conditions in many sections of the State. The shift in population is noted through school attendance, as many of the schools in the western part of the State are almost empty.

The farm tenancy problem may or may not affect the commercial or social condition in your trade territory, but if you are interested, we shall be pleased to assign a member of our Farm Landlord-Tenant Committee to come to your town for the purpose of discussing this problem at one of your meetings.

If you care to have a member of the Farm Landlord-Tenant Committee discuss this problem with your organization, write Mr. H. A. Graham, Supervisor, c/o Extension Division, Oklahoma A. & M. College, giving us two or more preferential dates that will enable us to visit a number of towns while in your section of the State during May and June.

If interested we shall appreciate an early reply that we may make out our itinerary. Thanking you in advance for your interest and cooperation and assuring you of our reciprocity, we are

Yours very truly,

s/ John M. White  
Assistant Supervisor  
Farm Landlord-Tenant Program

Enc.  
APPROVED:

s/ Ernest E. Scholl  
Director



Copy

Stillwater, Oklahoma  
November 19, 1938

PLEASE RETURN THIS LETTER WITH YOUR QUESTIONNAIRE

Dear Friend:

Re: Farm Tenancy

If you will take only a few minutes and answer the attached questions and return to our office, it will be very helpful and most certainly appreciated.

Simply check with pen or pencil your answer, yes or no, and then if you care to make any comment on the questions suggested, or any others, we shall be especially glad to get it.

These are questions most often discussed in our meetings and contacts over the State during the past year, questions that are certainly involved in this thing of land tenure and farm tenancy in Oklahoma.

You are familiar with the fact that, as yet, in Oklahoma we have not crystallized our thinking regarding certain evils and certain improvements in our farm-tenancy system. Your answers to these questions will help determine the attitude of the people most directly interested and affected.

Please remember we shall appreciate your cooperation, your comment on these and other important questions returned to this office in the enclosed self-addressed envelope which requires no postage.

Yours very truly,

s/ H. A. Graham, Supervisor  
Farm Landlord-Tenant Program

Enc. Questionnaire and Envelope

APPROVED:

s/ Ernst E. Scholl  
Director



Questions on Farm Tenure for Oklahoma

Name \_\_\_\_\_ Address \_\_\_\_\_ County \_\_\_\_\_

Owner \_\_\_\_\_ Part owner \_\_\_\_\_ Tenant \_\_\_\_\_ Sharecropper \_\_\_\_\_ Other \_\_\_\_\_

If owner, how many tenants do you have? \_\_\_\_\_

If tenant, how long have you lived on present farm? \_\_\_\_\_

1. Is a high proportion of farm tenancy undesirable? Yes \_\_\_\_\_ No \_\_\_\_\_
2. Does the old customary  $1/3$  and  $1/4$  plan of renting fulfill all the present-day needs of a rental agreement? Yes \_\_\_\_\_ No \_\_\_\_\_
3. Should long-term leases be encouraged? Yes \_\_\_\_\_ No \_\_\_\_\_
4. Would greater security of tenure lead to higher farm returns to both tenant and owner? Yes \_\_\_\_\_ No \_\_\_\_\_
5. Would tenants generally take better care of the soil and improvements if their tenure were more secure? Yes \_\_\_\_\_ No \_\_\_\_\_
6. Do written agreements or memoranda of understanding help to avoid misunderstanding and disagreements? Yes \_\_\_\_\_ No \_\_\_\_\_
7. Would you favor the general adoption of a continuous or annual renewable rental agreement? Yes \_\_\_\_\_ No \_\_\_\_\_
8. Would you favor the general adoption of a minimum period for notice of termination and for an automatic continuation of the rental agreement from year to year, if no such notice is served? Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, how many months? \_\_\_\_\_
9. Should tenants, generally speaking, assume more personal interest and responsibility for the owner's property rights and investment?  
Yes \_\_\_\_\_ No \_\_\_\_\_
10. Would tenant operators take more interest in maintaining and improving owner's investment if they know they were to be compensated for unexhausted values in land and improvements, should their agreement terminate? Yes \_\_\_\_\_ No \_\_\_\_\_
11. Should compensation be paid owners for damages willfully committed or permitted by tenant? Yes \_\_\_\_\_ No \_\_\_\_\_
12. Would you recommend that when disagreements arise between owners and tenants, they should be settled by arbitration? Yes \_\_\_\_\_ No \_\_\_\_\_

13. In general, do owners have a definite plan or program for their farms?  
Yes \_\_\_\_\_ No \_\_\_\_\_
14. Is it possible properly to select a tenant operator unless the owner has a definite plan for the farm? Yes \_\_\_\_\_ No \_\_\_\_\_
15. Should tenants be permitted to remove equipment they have placed on farms, such as temporary fences and out-buildings, upon termination of agreement? Yes \_\_\_\_\_ No \_\_\_\_\_
16. Should minimum standards of health and sanitation for tenant's housing be enforced? Yes \_\_\_\_\_ No \_\_\_\_\_
17. Should owners who provide good housing conditions and follow approved leasing practices receive tax refund under the Oklahoma Homestead Exemption Law? Yes \_\_\_\_\_ No \_\_\_\_\_
18. Should owners grant tenants first option to buy farm if it comes up for sale? Yes \_\_\_\_\_ No \_\_\_\_\_
19. In your county, is an increasing number of farmers farming more than one farm a problem? Yes \_\_\_\_\_ No \_\_\_\_\_
20. Would a nonoccupancy tax for the large operator be advisable?  
Yes \_\_\_\_\_ No \_\_\_\_\_
21. Should a surtax be levied on large land holdings? Yes \_\_\_\_\_ No \_\_\_\_\_
22. Should interest and amortization payments be made more flexible?  
Yes \_\_\_\_\_ No \_\_\_\_\_
23. In your opinion, should foreclosures be suspended during drought or depression years? Yes \_\_\_\_\_ No \_\_\_\_\_
24. Should the policy of the Bankhead-Jones Farm Tenant Act be expanded?  
Yes \_\_\_\_\_ No \_\_\_\_\_
25. Should farm tenancy improvements come through legislation or education?  
Legislation \_\_\_\_\_ Education \_\_\_\_\_

\* \* \*

We request your written comment on any of the above questions and more especially on any additional ones that you consider important.



Copy

Stillwater, Oklahoma  
December 10, 1938

To All White County  
and Home Demonstration Agents

Dear Co-Workers:

Re: 1939 Program

Don't you think that the preliminary report mailed under separate cover gives some good indications on the way landlords and tenants look at this farm-tenancy problem? When this survey is completed, we feel sure that it will point out some very definite factors upon which to work.

Have you stopped to realize that the Farm Landlord-Tenant Program in Oklahoma is definitely an Extension Project? That it is the pioneer approach to this problem throughout the United States? You are, of course, familiar with the fact that practically every phase of your county extension program of work is limited in scope and accomplishment by the many factors involved in land tenure and farm tenancy. Most people in Oklahoma are familiar with the factors involved in this problem more than any other facing us today due to their experience and observation. The general public is in a receptive mood for a program in this work. Undoubtedly, the time is right for an extensive educational movement on this particular phase of our extension work.

We submit the matter for your consideration and direction because you know your county, the conditions, and the people. By January 15, next, we should have available sufficient subject-matter material on Oklahoma tenancy to supplement any need you might have in your county. Those of us in the central office will be available on this program, if and when needed. Possibly, we can assist you most in planning the method of procedure in any or all these various phases of work.

You will certainly expedite our plans and work if you will take the time for the two of you to discuss this matter, so indicate your decision on the attached brief, and mail at the earliest possible date.

Yours very truly,

s/ H. A. Graham, Supervisor  
Farm Landlord-Tenant Program

Enc. Brief and Explanation  
APPROVED:

s/ Ernest E. Scholl  
Director

Brief on the Phases of Farm  
Landlord-Tenant Work, 1939\*

(Will you please indicate the particular phase or phases that will be most applicable to your county and extension program?)

	Yes or no	Month preferred	Returns received
1. Joint session or closed-door hearing for a group of selected landlords and tenants.	_____	_____	17
2. Community discussion meetings on farm tenancy, using local people as leaders.	_____	_____	13
3. Making the farm-tenancy project a part of the farm clubwomen's program, setting aside one particular month for this discussion.	_____	_____	10
4. A joint farm-tenancy program by county and home demonstration agents to be taken before farm women's clubs with the ladies inviting their husbands.	_____	_____	18
5. County newspaper sponsoring weekly open forum page. Suggested subjects: (1) Tenancy Problems Within the County; (2) Farm Tenancy and Land-Tenure Improvements.	_____	_____	32
6. Presentation of the farm-tenancy situation, problems, evils, and improvements before civic organizations within the county.	_____	_____	33
7. A fellowship banquet for a group of selected landlords and tenants, sponsored by either the landlords or some civic organization.	_____	_____	6
8. Recognition for selected landlords and tenant farmers who have a satisfactory relationship and successful plan in operation.	_____	_____	21
9. Essay or timely topic contests for 4-H Club members on the farm-tenancy problems or improvement, or, perhaps, both, sponsored by the county agricultural advisory council.	_____	_____	18
10. County tour during spring or summer to visit examples of successful landlord-tenant agreements.	_____	_____	11
11. County farm-tenant questionnaire.	_____	_____	30
12. Special county-wide educational meeting held in late summer or fall, 1939, on rental agreements, or contractual arrangement.	_____	_____	38
13. First Annual _____ County Farm Landlord-Tenant Day.	_____	_____	8

1444-39 (Name of agent)

County

\* Note attached explanation.



Brief Explanation on the Various  
Topics as per Outline

1. This is applicable only to those counties where no work has been done on the Farm Landlord-Tenant Program.
2. In a number of counties, the agents have determined that they will be able to get best results by first taking this work to the communities for an open discussion type of meeting.
3. This year the eight counties that made the landlord-tenant topic one phase of their regular program in the farm women's clubs reported splendid results; others are including this in their program for 1939.
4. There may be other methods as good, but none better than the plan whereby county and home demonstration agents cooperate in taking this work before the farm women's clubs, the members of which invite their husbands to take part in the discussion.
5. If this topic will get results, I am sure we can help to supply you with suggestions that will cause the county news editor to sponsor this phase of the work.
6. The businessmen in town are intensely interested in this program. They are anxious to know more about it and will welcome giving time on their regular program or will, in most cases, arrange a special program. The chairman of your farm landlord and tenant committee will be glad to assist you.
7. This is a very definite way of getting close to, say, 20 of your leading landlords and their tenants. Landlords are willing to sponsor this move and let them bring one or all of their tenants.
8. In the near future, we shall be ready to submit to you an outline, or "measuring stick," in order that your farm landlord-tenant committee may select successful landlord-tenant combinations now operating in your county.
9. Your county superintendent will be interested in sponsoring or assisting in this move among all schools within the county or among 4-H Club members.
10. Landlord and tenant will be just as interested in visiting a demonstration of this type as any other in your county, provided a public consciousness has been created and proper examples selected.
12. When the preliminary work is completed, an open discussion meeting on rental agreements will probably be one of the most effective and successful, especially if it is timed right.
13. Possibly the forenoon to be given over to discussing the farm-tenancy situation, problems, evils, maladjustments, etc.; and the afternoon to improvements, with a period to rental agreements. Patterned somewhat after the Farm Landlord-Tenant Day at Farmers' Week. If you are interested in a big county meeting on a subject in which everybody is intensely interested by all means hold one of these days before March 20, 1939.

Copy

Stillwater, Oklahoma  
December 28, 1938

To All White County  
Agricultural Agents:

Dear Co-Workers:

Would it not be helpful to you in your extension work if the attached questionnaire were filled out by each of the farm tenant-operators in your county? You may not get a one hundred percent return, but from our experience on a State-wide basis, you might expect at least a fifty percent return. The questionnaire could be more in detail, but that would make it longer and more complicated. If you had a summary of this from the tenant farmers, and each other county had similar information, we would all know more about the present tenancy situation in Oklahoma.

In addition to the information supplied by the tenants, they themselves will begin thinking more and more about the tenancy problem in Oklahoma. In other words, it will help to bring about that public consciousness and a realization of the situation we are facing today throughout Oklahoma.

The transmittal letter is merely suggestive, but we would like to hold the questions uniform for all counties. In that way, district and State tabulation will be usable. This information should be helpful in directing land-use planning, Triplo A, and Soil Conservation work within the county.

If you consider this worth while in your county, I wonder if January wouldn't be a good month? We would appreciate a copy when mailed out from your office.

I think that we could send a summary sheet, and might even manage to summarize all returns for you here in our office, if you like.

Your careful consideration and action on this matter will be mutually beneficial.

Yours very truly,

Enc.

APPROVED:

s/ H. A. Graham, Supervisor  
Farm Landlord-Tenant Program

s/ Ernest E. Scholl  
Director

P.S. Have you answered our request of December 22?



To All Tenant Operators  
in \_\_\_\_\_ County

Dear Friend:

The questions listed below are asked many times in our county, but about all we can do is express an opinion, due to lack of definite information. This type of information for the county should be helpful to each of us individually and especially for our county agricultural extension program.

If you would be interested in having a summary made from these questions from the tenant farmers in this county, please answer the following questions and return to our office in the enclosed envelope which requires no postage.

Thanks for your cooperation and immediate attention to this matter.

Yours very truly,

\_\_\_\_\_  
County Agent

Name \_\_\_\_\_ Address \_\_\_\_\_ Community \_\_\_\_\_

1. How long have you lived on present farm? \_\_\_\_\_
2. How long did you live on the last farm occupied? \_\_\_\_\_
3. How large is your farm (including all land rented)? Total \_\_\_\_\_;  
acres in cultivation \_\_\_\_\_; pasture \_\_\_\_\_; waste \_\_\_\_\_.
4. Which method of renting do you use? Crop share \_\_\_\_\_; cash rent \_\_\_\_\_;  
crop share and cash \_\_\_\_\_; other \_\_\_\_\_.
5. Do you have a verbal or written rental agreement? \_\_\_\_\_.
6. Is your present rental agreement for 1, 2, or more years? \_\_\_\_\_.
7. In case of termination of rental agreement, how much notice do you give or get? \_\_\_\_\_.
8. Does your landlord live within the county \_\_\_\_\_, State \_\_\_\_\_, or outside State \_\_\_\_\_?
9. Is your landlord interested in soil-improvement and conservation practices? \_\_\_\_\_.
10. Does he offer you any encouragement or inducement to carry out such practices? \_\_\_\_\_.
11. What are the present conditions of your house \_\_\_\_\_? outbuildings \_\_\_\_\_?  
fences \_\_\_\_\_?
12. Have you put any of your own money into improving the present farm? \_\_\_\_\_.
13. In your opinion, what is the present value of the farm you operate, including land and improvements? \$ \_\_\_\_\_.
14. What is the approximate value of all your farm equipment and livestock? \$ \_\_\_\_\_.
15. How many dollars rent did you pay in 1938? \$ \_\_\_\_\_.

Note: Feel free to offer comments or suggestions.

Report from Latimer County

(Southeast District)

The landlord and tenant feature is a new piece of extension program introduced this year. This county has taken hold of this type of program very nicely, and a great deal of work has been accomplished to date.

On June 22, a closed-door session of several landlords was arranged, and H. A. Graham, state supervisor of the Landlord-Tenant Program, was present. Facts pertaining to the procedure of tenancy in this county, the cost of moving each year, and various other facts were vividly brought out by the group. Some very conservative ideas were obtained from the men in attendance at this meeting. It was clearly shown that there was a need for an arrangement that would benefit both landlord and tenant.

On October 18, a closed-door session of tenants was called, at which time C. G. Bauman, assistant state supervisor of the Farm Landlord-Tenant Program, was present. The tenant's side of the picture was obtained. A very good representation from all sections of the county was present at this meeting, and probably more information was gathered from these sound-thinking tenants than at the previous meeting. It was rather unusual that most of the tenants agreed most of the faults in the present arrangement were those of tenants. They went on record as offering a good many suggestions that would probably help the situation.

During the afternoon, a few selected tenants and selected landlords were present in another conference, at which time a set of suggestive recommendations was drawn up. Listed below are the recommendations made by this committee:

Landlord-Tenant Meeting

October 18, 1938

County Courtroom

The joint committee in Latimer County hereby makes the following recommendations:

Section I.

1. We believe that under the 1-year system of rental agreement, our improvements and farms have deteriorated seriously and that it is the fault in some measure of the 1-year plan; therefore, we recommend that wherever possible, and in all cases possible, the length of rental agreements be increased.

2. We recommend that generally all rental agreements should be written and that they should not be merely a printed form signed by the interested parties, but should be a memorandum of agreement clearly setting out the duties and responsibilities of both parties.



3. In order to secure a longer tenure, we believe that an attached removal clause will serve practically the same purpose as a long-term contract.

4. With such a rental agreement, the termination clause should be inserted so that mutual confidence may be established between the tenant and owner. July 1 is not too early a date for notification of termination of the contract.

5. Since it is our observation that a number of tenants who become regular WPA laborers cease to be good farmers, it is recommended that these tenants interested in maintaining their status as good farmers refrain from becoming WPA laborers, except in situations of extreme need.

6. The tenants on this committee believe that in the event the tenant-operator neglects his crop in order to work on another farm, or to do other work, the landlord should be entitled to employ men at the tenant's expense to care for the crops.

7. All the above-mentioned facts seek to increase the number of tenants who will work to the advantage of both landlord and tenant.

## Section II.

1. It is the opinion of the committee that the landowner and tenant should both decide upon the soil-conservation program for the farm. It is the joint responsibility of both the landlord and the tenant to carry to completion such a program.

2. It is the opinion of the committee that a tenant who builds or constructs terraces, fences, buildings, or any other improvements upon the landowner's farm, or carries out any soil-building practices on the landowner's farm, should be compensated for any unearned benefits if he moves before sufficient time has elapsed for him to realize the benefits of his program of work, provided that he shall have first talked these improvements over with the landlord, and they shall have been put into writing and made a part of the rental agreement.

3. It is only fair that the tenant compensate the landowner for any damage committed or permitted by the tenant to the landowner's property while he is in charge.

4. It is the opinion of this committee that tenants are entitled to pasture sufficient for the livestock used in the farming operations, and for the dairy cows necessary for their own use, and that this pasture should be furnished them without rental other than the regular third and fourth. For pasture in excess of this amount, tenants should compensate the landowner in some manner, either by cash payment or by some other agreed method. The amount of livestock that is pastured on the land should be left to the agreement between the landowner and the tenant, which agreement can be changed, subject to various climatic conditions.



### Section III.

1. It is the opinion of this committee that all material necessary for the upkeep of the improvements on the farm should be furnished by the landowner, and that all work of a minor nature in repairing fences and buildings be carried out by the tenant as a part of the regular farming practices, and that whenever it is necessary that skilled labor be employed, it be the duty of the landowner to furnish such skilled labor as is necessary.

### Section IV.

1. Any additional improvements that are built upon the farm by the tenant should be constructed only after securing the agreement of the landowner in writing. This agreement should cover compensation or permit the removal of the improvements so constructed in the event the tenant moves.

2. It is the belief of this committee that a tenant is entitled to a safe and comfortable set of improvements that will protect his health and that of his family, and provide a suitable place to care for his and the landowner's crops and equipment. On many farms in this county, improvements are not what they should be or what they could be if the landowner and tenant would meet each other halfway on an improvement program.

### Section V.

1. A farm record should be kept on each farm, as it will aid both landowner and tenant in determining the future operations on the farm, because it will show what particular projects on the farm are making money and which ones are losing.

2. It is the opinion of this committee that since neither the landowner nor his tenant is completely satisfied with the workings of the third and fourth rental agreement, as usually practiced, that additional enterprises be carried out upon the farm, in which both the landowner and tenant have a joint financial interest and responsibility, such as truck farming on small farms, berry patches, and livestock. It is especially recommended that such a program be adopted if the landowner and the tenant have been together long enough to have confidence in each other, or can devise a rental agreement which will permit tenure long enough to carry the project to completion.

3. The judicious use of credit is not to be criticized; however, any tenant farmer will find it advisable to use as little credit as possible, and instead of credit, to use one or two extra dairy cows for the production of cream for market, or to have other livestock to be cared for and sold at cash prices.

4. It is the opinion of the committee that every landlord should have a definite plan for his farm, and that he and the tenant are jointly responsible for agreeing upon and carrying out a complete and well-rounded farm program, which will take into consideration soil conservation and



improvement of farm buildings of the community in which the tenant and landowner share alike as respectable and reliable citizens.

This new type of work was set up by the advisory council to be carried on during 1939, with hopes that some very satisfactory arrangement might be developed. A county committee was set up, composed of five members, three tenants and two landlords.

Another meeting was called on December 16, at which time the county committee met during the forenoon and worked out a procedure that might be followed during the coming year. This meeting was held at Red Oak.

In the afternoon, a group of interested tenants and landlords met in the Boggy Community and discussed further the landlord and tenant situation.

The purpose of this bill is to amend the law in relation to the  
power of the courts to appoint receivers and liquidators.

This bill is intended to amend the law in relation to the  
power of the courts to appoint receivers and liquidators.

The bill is intended to amend the law in relation to the  
power of the courts to appoint receivers and liquidators.

The bill is intended to amend the law in relation to the  
power of the courts to appoint receivers and liquidators.

11

11